REPUBLIC

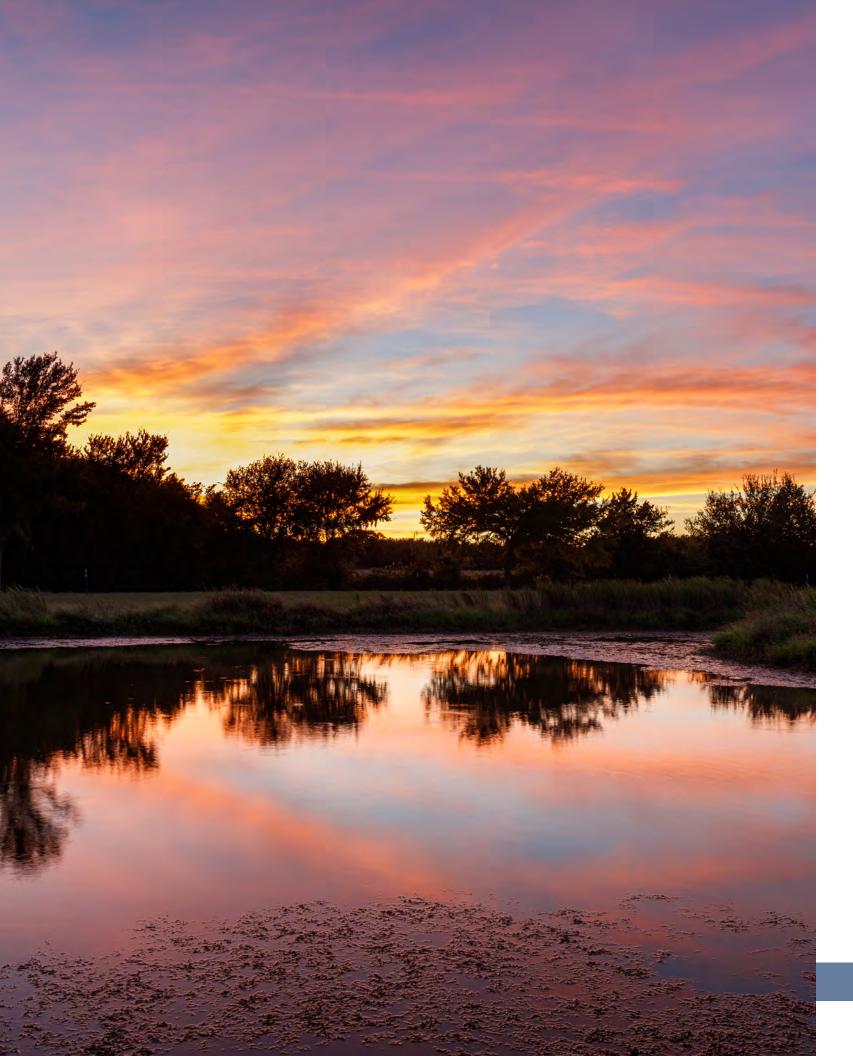
Our Legacy is in the Land

CROSS ROADS RANCH

38+/- Acres | \$2,949,000 | Denton County, Cross Roads, TX

info@republicranches.com | 888-726-2481 | www.republicranches.com





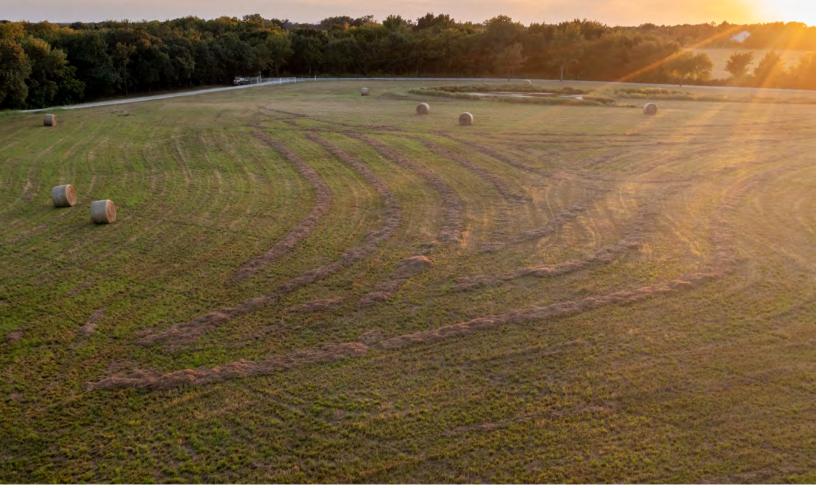
DESCRIPTION

The Cross Roads Ranch is a noteworthy north Texas property with investment potential for future development. This property is located near central Denton County and south of Hwy 380.

ASSOCIATE CONTACT

SPENCER REED SALES ASSOCIATE 918-607-9859 reed@republicranches.com

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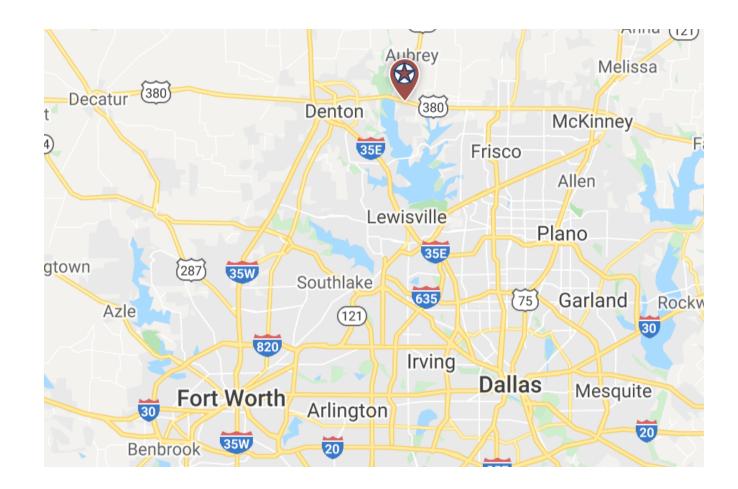






LOCATION

This ranch is located near central Denton County in the city limits of Cross Roads. The property is accessed from Potter Shop Road with approximately 1/4 mile of paved frontage.



PROPERTY MAP



TOPOGRAPHY, RANGELAND & HABITAT

Approximately 40% of the property is wooded with the remaining portions in open fields. The soils are sandy loam and the topography is generally flat with some elevated portions on the eastern side with a variety of oak trees. The pasture contains mostly improved grasses and is utilized for hay production.

WATER

Mustang Special Utility District 4" water line runs along the west side of Potter Shop road and the property has a good water well.

ELECTRICITY

Denton County Electric services the home and improvements.

MINERALS

The seller does not own any minerals.



OTHER

The annual taxes are estimated at \$1,725. A transmission line runs along the north boundary and contains 4 power poles. The road/driveway on the south boundary is also a secondary access easement for the neighbor on the east.





IMPROVEMENTS

The home on the property has 2,447 square feet and was constructed in 1987. It has an attached garage and a few outbuildings. The improvements and acreage have been well maintained.













Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

- including information disclosed to the agent or subagent by the buyer or buyer's agent.
- the agent by the seller or seller's agent.
- or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:
- Must treat all parties to the transaction impartially and fairly;
- Must not, unless specifically authorized in writing to do so by the party, disclose:
- that the owner will accept a price less than the written asking price; • that the buyer/tenant will pay a price greater than the price submitted in a written offer; and o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Republic Ranches, LLC	9000612
Broker's Licensed Name or Primary Assumed Business Name	License No.
Bryan Pickens	592462
Designated Broker's Name	License No.
N/A	N/A
Agent's Supervisor's Name	License No.
Spencer Reed	643344
Sales Agent/Associate's Name	License No.

Buyer/Tenant/Seller/Landlore

Regulated by the Texas Real Estate Commission

The information contained herein has been gathered from sources deemed reliable; however, Republic Ranches, LLC and its principals, members, officers, associates, agents and employees cannot guarantee the accuracy of such information. The information contained herein is subject to changes, errors, omissions, prior sale, withdrawal of property from the market without prior notice, and approval of purchase by owner. Prospective buyers should verify all information to their satisfaction. No representation is made as to the possible value of this investment or type of use, and prospective buyers are urged to consult with their tax and legal advisors before making a final determination. Real Estate buyers are hereby notified that real properties and its rights and amenities in the States of Texas; Oklahoma; Colorado; Louisiana; Arkansas; and New Mexico are subject to many forces and impacts whether natural, those caused by man, or otherwise; including, but not limited to, drought or other weather related events, disease (e.g. Oak Wilt, Anthrax, Chronic Wasting Disease), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers of Texas real estate, New Mexico real estate, Colorado real estate, Oklahoma real estate, Arkansas Real Estate, or Louisiana real estate should investigate any concerns regarding a specific real property to their satisfaction. When buying investment property the buyer's agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate investor in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Republic Ranches, LLC. Republic Ranches, LLC reserves the right to require any or all interested buyer(s) of a particular property to provide proof of financial ability to purchase said property prior to the initial showing or any subsequent showing of the property. Republic Ranches, LLC also reserves the right to refuse to show a property to a potential buyer for any reason at Republic Ranches, LLC's sole and absolute discretion.

11-2-2015

• A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker. • A SALES AGENT must be supervised by a broker to perform any services and works with clients on behalf of the broker.

• AS AGENT OR SUBAGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent,

• AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to

• AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold

• May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.

• Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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